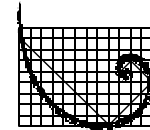


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November 11, 2002

Jon Arason, Director  
Department of Planning and Zoning  
City of Annapolis  
160 Duke of Gloucester Street  
Annapolis, MD 21401

Re: Zoning Code Update Proposed Divisions III, IV and V.

Dear Mr. Arason:

Attached please find the following documents for review by the Planning Commission at its meeting on August 29, 2002.

1. *Comparison of existing and proposed zoning district structure.* This table summarizes existing and proposed zoning districts. This is the same table provided in the Planning Commission packet dated August 16, 2002.
2. *Summary of major changes in proposed Zoning Code Divisions I & II*
3. *Proposed Zoning Code Divisions III, IV & V.* Division III covers the base zoning district provisions including regulations applicable to all districts, use tables and bulk regulations tables. Division IV covers regulations applicable to overlay districts. Division V covers regulations of general applicability including supplemental use and development standards, site design standards, and standards for uses subject to standards.

Please note that three Division V chapters are not yet complete and are not included: parking, nonconforming uses, and signs.

The construction of the new divisions is consistent with the objectives of the update project: simplify the regulations; improve the organization and the language so as to make the regulations easier to follow and use; improve the development review and approval process; and provide clear standards for building and development while retaining in the regulations the flexibility that is necessary in a diverse, complex city like Annapolis.

In addition to the summary, Divisions III, IV & V also include explanatory comments (marked [CG1] etc.) that appear at the end of the documents that explain the significant changes being proposed or reference the old current code sections that the proposed code is drawn from.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Clive Graham". The script is cursive and fluid, with the first name "Clive" and last name "Graham" clearly legible.

Clive Graham  
*Senior Planner*

# ***City Of Annapolis Zoning Regulations Update***

## ***SUMMARY OF MAJOR CHANGES IN PROPOSED ZONING CODE DIVISIONS III, IV, AND V***

In the proposed updated City of Annapolis zoning regulations (Title 21 of the City Code), Division III covers base district regulations including regulations applicable to all districts, use tables, and bulk regulations tables. Division IV covers regulations applicable to overlay districts. Division V covers regulations of general applicability including supplemental use and development standards, site design standards, and standards for uses subject to standards.

The construction of the new divisions is consistent with the objectives of the update project: simplify the regulations; improve the organization and the language so as to make the regulations easier to follow and use; improve the development review and approval process; and provide clear standards for building and development while retaining in the regulations the flexibility that is necessary in a diverse, complex city like Annapolis.

The following list summarizes major changes that are proposed Divisions III, IV and V compared to the current regulations.

### **Division III**

- Established front yard regulations redrafted to reflect current interpretation and application. Bulk regulations also modified to clearly show where the established front yard regulations apply. See extensive note to Section 21.30.030.F.
- Base (mapped) zoning districts divided into four groups, one group in a chapter: residential, commercial and industrial, office and mixed use, and waterfront, pursuant to the new zoning district structure set out in Division I. Regulations for each district are brief, limited to purpose statements, references to chapters where use regulations and bulk regulations are found, and a section that sets forth any regulations unique to that district, mostly design provisions.
- Purpose statements for districts added where there were none, e.g. R1, and revised in some cases (e.g. B1) to reflect that the revised Code is not pyramidal.
- Chapter 21.48 contains four tables of uses, one for each of the four base district groups. These tables replace the long, repetitive lists of uses that are in the individual districts in the current code, and enable easy comparison of what uses are permitted in each district. The Planning Commission's June 6, 2002 packet contained detailed comments to the use tables explaining where changes were proposed to the use tables such as uses combined, deleted, or applied to new districts.
- Chapter 21.50 contains a bulk regulations table for each base zoning district. These tables have a consistent format compared to the range of formats that evolved in the current code. The bulk regulations contain some changes from the current code:
  - Provisions relating to side yards and to heights of new principal buildings and accessory structures that formerly applied only in Eastport would apply in the R1, R2 and R3 districts. These provisions are designed to protect community character.
  - Clarifications and corrections to make the new code internally consistent. For example, in the R1 district, the minimum lot width for each unit of a two-family detached (duplex) to be 30 feet per dwelling unit rather than the current 50 feet. These changes are noted in extensive comments on the current code available from the Department of Planning and Zoning.

# ***City Of Annapolis Zoning Regulations Update***

## **Division IV**

- Division contains only three overlay district chapters as several overlay districts have been made into mapped districts (for example, the Eastport Overlay District – former 21.69).
- Chapter 21.54 Critical Area Overlay: minor editorial revisions, clarifications, and removal of inconsistencies. Section 21.54.080 C1A, C2, and C2P districts added to the impervious surface table.
- Chapter 21.56 Historic District Overlay: minor editorial revisions, clarifications, and removal of inconsistencies:
  - New Section 21.56.040 (Certificate of Approval) combined former Sections 21.56.070 and 21.56.080.
  - 21.56.170 (Height), effective date changed from August 10, 1970 to new effective date (date of adoption).
  - 21.56.190 Minor revision to former 21.56.230 because of the previously described changes to the established front yard regulations.
  - 21.56.200. Section clarified per Issues and Options Paper, December 21, 2000. Former section 21.62.240 was unclear as to whether a side yard was required for an addition that replaces an addition that had a setback, when the main part of the building did not have a side yard.
- Chapter 21.58. New Office and Commercial Design (OCD) overlay district replacing the former RC overlay district (21.69). The residential portions of the overlay district would be a mapped district in the new zoning code (the R2-Neighborhood Conservation district). The OCD district contains only those provisions from former 21.69 that applied to B1, B2, and P districts that were within the overlay area.

## **Division V**

- Planned developments added to the list of developments that can have more than one residential building on a lot (section 21.60.030).
- Chapter 21.62 contains the site design standards for projects subject to site design plan approval. The administrative provisions of former Chapter 21.98 are now in Division II. Chapter contains essentially the same standards as in former 21.98 but reformatted and reorganized.
  - Some standards that were in individual zoning districts but were of general relevance have been incorporated (for example, street trees, 21.62.020.D; bufferyards, 21.62.020.C.3; authorization for traffic studies, 21.62.020.I; authorization for Planning Commission to adopt additional design standards, 21.62.030).
  - Parking lot landscaping standards consolidated (21.62.020.C.6)
- Chapter 21.64 contains the standards for approximately 60 permitted uses or special exception uses that are permissible only if they comply with use-specific standards. This chapter consolidates the standards that are often repeated in several individual districts in the current code.
  - Clarifies that the standards also apply to special exceptions, 21.64.010.
  - Bed and breakfast provisions consolidated, 21.64.080.
  - Former term “food service establishment” replaced with “food and beverage-related uses”.

## ***City Of Annapolis Zoning Regulations Update***

- Standards relating to food and beverage-related uses, including restaurants, clarified and consolidated, 21.64.260. Classes of restaurant, former 21.04.510, deleted and replaced with defined types of restaurant.
- Temporary uses section, 21.64.560, consolidated.
- Chapters 21.66, Parking, 21.68, Nonconforming Uses, and 21.70, Signs, are not yet complete and will be incorporated into the public hearing draft of the regulations.